

An Overview of Henry County's 2017 Annual Trending February 27, 2017

The following steps were taken to conduct the 2017 annual trending in Henry County:

Step 1: Re-Delineation of Neighborhoods

The vast majority of neighborhoods in Henry County were completely re-examined and, where necessary, re-delineated for annual trending in 2006. Additional re-delineation of some neighborhoods has occurred each year thereafter as further analysis indicated such action was appropriate.

Step 2: Calculation of New Land Values**

As required in the General Reassessment, new land values were established in July, 2011 and have been implemented since that time. No other changes have been made to the land order since that time, except in neighborhood where those residential and commercial neighborhoods warranted a rate change because of sales data.

Step 3: Calculation of New Residential Factors & Residential Studies**

Henry County implemented the depreciation change to base year 2016, but no location cost multiplier change was indicated from the Department of Local Government Finance. Further, a preliminary ratio study was then conducted for improved residential properties at the township level. This study dictated which property classes required further analysis, stratification, reassessment or calculation of a new neighborhood factor. In some instances, especially in rural areas of Henry County, the preliminary ratio study indicated that assessments were both accurate and uniform. In other neighborhoods, further review was required. Based on geographic location and very little sales data, the following Townships were grouped together: Harrison and Greensboro comprised a group based on their proximity to Hancock County; Spiceland, Franklin and Dudley Townships were grouped together because of the location on the I-70 corridor; and Stoney Creek, Blue River, and Liberty Townships were grouped together because of their rural location on the east side of Henry County.

Step 4: Updated Commercial & Industrial Improvement Values**

Henry County depreciation base year to 2016 per the Department of Local Government Finance and the Location Cost Multiplier remained the same from 2016.

****Please note that the period of time from which sales were used for this ratio study was from 1/1/2015 to 12/31/2016. Every attempt was made to ensure a representative sample for each property class. However, given the very low sales activity for vacant residential, vacant commercial property and all industrial property in Henry County, sufficient usable sales data was not yielded even when attempting to expand the sales window back to 2011. 2015 sales were used in the ratio study, but a need for time adjustment was not indicated from data analysis.**